

CITY OF COCONUT CREEK

CODE ENFORCEMENT FINE REDUCTION RECOMMENDATION COMMITTEE HEARING MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: October 3, 2023
Time: 11:30 a.m.
Hearing No. 2023-10

1. The meeting was called to order by Assistant Director of Sustainable Development Justin Proffitt 11:34 a.m.

2. Present upon roll call:

Deputy City Manager Sheila Rose
Director of Finance and Administrative Services Peta-Gay Lake
Assistant Director of Sustainable Development Justin Proffitt
Assistant City Attorney Eve Lewis

Also present: Community Enhancement Manager Dan Nelson, Senior Code Compliance Officer Briana Capone, Senior Code Compliance Officer Luis Montano-Garcia, and Senior Staff Assistant Daniella Thomas.

Assistant Director of Sustainable Development Justin Proffitt explained that the meeting was being conducted live with a quorum physically present and explained the procedures for public participation and comment for the meeting.

3. Approval of Minutes: Hearing No. 2023-09 for September 5, 2023.

Motion: Deputy City Manager Sheila Rose made a motion to approve the Minutes from Hearing No. 2023-08. The motion was seconded by Director of Finance and Administrative Services Peta-Gay Lake. Upon unanimous voice vote, the Minutes were approved without corrections or deletions.

4. Explanation of Proceedings:
Community Enhancement Manager Dan Nelson explained the proceedings.

5. Swear In:
Senior Staff Assistant (Florida Notary Public) Daniella Thomas swore-in persons intending to provide testimony.

6. Cases

Citation No.	Property Owner/Violator (New Owner) Address Violation	Violation Date
C22010250	Exantus, Ricot & Yolene	01/19/22
Capone	4853 NW 54 Avenue Coconut Creek, FL 33073 Violation Address: 4853 NW 54 Avenue Chapter 13, Section 40-a-1 Failure to obtain Engineering Permit: paver walkway addition	

FINE \$13,850

ADMIN. FEE \$25

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Senior Code Compliance Officer Briana Capone, presented a brief timeline for case number C22010250. There was a total of 18 staff hours spent on this case. Senior Code Compliance Officer Briana Capone stated that the fine for case number C22010250 accrued for 277 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$13,875.00.

Brian Kowal, Attorney with Brian Kowal Esq. on behalf of the owner of the property was present on behalf of case number C22010250. He explained that the owner of the property was unfamiliar with the process of applying for the permit and coming into compliance.

Motion: Deputy City Manager Sheila after hearing the testimony for case number C22010250 on the subject property, made a motion to reduce the aggregated fine (\$13,875.00) to a total of \$250.00 inclusive of the administrative fee. The motion was seconded by Director of Finance and Administrative Services Peta-Gay Lake.

Upon roll call, the motion passed by a 3-0 vote.

<u>C22020280</u>	<u>Robinson, Eric</u>	<u>02/16/22</u>
Montano-Garcia	3922 NW 62 Street Coconut Creek, FL 33073 Violation Address: 3922 NW 62 Street Chapter 6, Section 36-a-2 Non-maintenance of roof: signs of disrepair – tarp on roof	

FINE \$3,750

ADMIN. FEE \$25

Senior Code Compliance Officer Luis Montano-Garcia, presented a brief timeline for case number C22020280. There was a total of 18 staff hours spent on this case. Senior Code Compliance Officer Luis Montano-Garcia stated that the fine for case number C22020280 accrued for 75 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$3,775.00.

Eric Robinson, owner of the property was present on behalf of case number C22020280. He explained that there was a bad storm in 2020 that caused damage to his property. He stated that the insurance claim he filed was denied and is still in litigation. He further explained that he faced issues with multiple contractors due to clerical errors.

Motion: Deputy City Manager Sheila after hearing the testimony for case number C22020280 on the subject property, made a motion to reduce the aggregated fine (\$3,775.00) to a total of \$250.00 inclusive of the administrative fee. The motion was seconded by Director of Finance and Administrative Services Peta-Gay Lake.

Upon roll call, the motion passed by a 3-0 vote.

<u>C18030063</u>	<u>Vancol, Pierre & Celeste</u>	<u>03/06/19</u>
Capone	3803 Woodfield Drive Coconut Creek, FL 33063 Violation Address: 3803 Woodfield Drive Chapter 13, Section 38-a Failure to complete permit process: patio only permit expired	

FINE \$650

ADMIN. FEE \$25

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Senior Code Compliance Officer Briana Capone, presented a brief timeline for case number C18030063. There was a total of 21 staff hours spent on this case. Senior Code Compliance Officer Briana Capone stated that the fine for case number C18030063 accrued for 13 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$675.00.

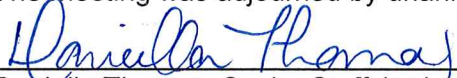
Pierre Vancol, owner of the property was present on behalf of case number C18030063. He explained that he discovered the fine amount when he came to City Hall to change the water account back into his name. He stated that his permit was renewed until May and that the contractor delayed requesting the final inspection.

Motion: Director of Finance and Administrative Services Peta-Gay Lake after hearing the testimony for case number C18030063 on the subject property, made a motion to reduce the aggregated fine (\$675.00) to a total of \$250.00 inclusive of the administrative fee. The motion was seconded by Deputy City Manager Sheila.

Upon roll call, the motion passed by a 3-0 vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at 12:03 p.m.



Daniella Thomas, Senior Staff Assistant

11/7/2023
date signed